

EXHIBIT 6

SUMMARY OF HUD'S LEAD-BASED PAINT (LBP) REQUIREMENTS

HUD's LBP requirements **do not apply** if any one the following exist:

- The structure was built after January 1, 1978; or
- Is officially certified as free of lead-based paint by an EPA-certified lead-based paint inspector; or
- A visual inspection identifies no deteriorated paint, and rehabilitation work shall disturb
 - ✓ less than two square feet (2 sq. ft.) of paint in any one interior room;
 - ✓ less than 10% of the total surface area on any interior component; and
 - ✓ less than 20 sq. ft. on exterior painted surfaces

<i>Amount of HOME Funds</i>	<i>Lead-Based Paint Requirements</i>
A. Property receiving \$5,000 or less in rehabilitation work per unit	<p>1) <u>Notification:</u></p> <p>a) Grantees must supply occupants with the lead information pamphlet and record delivery. See Exhibits 2-U* and 2-V*.</p> <p>b) Grantees must notify owners of defective paint surfaces.</p> <p>c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See Exhibit 2-T*.</p> <p>2) <u>Paint Testing:</u> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection.ⁱ</p> <p>3) <u>Lead Hazard Reduction/Control:</u></p> <p>a) HUD-qualified workers must perform the stabilization work (implementation of interim controls). These persons do not need to be EPA-certified LBP supervisors or workers.ⁱⁱ</p> <p>b) Use safe work practices during rehabilitation.</p> <p>4) <u>Clearance:</u> (necessary only for the LBP hazard reduction work area) An EPA-certified LBP Risk Assessor or Clearance Technician must certify the unit as safe for occupancy.ⁱ</p> <p>5) <u>Notification:</u> Owners, occupants, and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See Exhibit 2-W*.</p> <p>* NOTE: Exhibits referred to in the LBP requirements may be found in the current HOME Administration Manual.</p> <p>Please contact HOME program staff if you have questions about these requirements (406/841-2820).</p>

<p>B. Property receiving more than \$5,000 and up to \$25,000 in rehabilitation work per unit</p>	<ol style="list-style-type: none"> 1) <u>Notification:</u> <ol style="list-style-type: none"> a) Grantees must supply occupants with the lead information pamphlet and record delivery. See Exhibits 2-U* and 2-V*. b) Grantees must notify owners of defective paint surfaces. c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See Exhibit 2-T*. 2) <u>Paint Testing:</u> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection. ⁱ 3) <u>Risk Assessment:</u> A Risk Assessment by an EPA-certified LBP Risk Assessor is required. ⁱ 4) <u>Lead Hazard Reduction/Control:</u> <ol style="list-style-type: none"> a) HUD-certified workers must perform the stabilization work (implementation of interim controls). These persons do not need to be EPA-certified LBP supervisors or workers. ⁱⁱ b) Use safe work practices during rehabilitation. 5) <u>Clearance:</u> The LBP hazard reduction work area must be cleared to assure it is safe for occupancy. An EPA-certified Risk Assessor or Clearance Technician must do the clearance. ⁱ 6) <u>Notification:</u> Owners, occupants and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See Exhibit 2-W*. 7) <u>Ongoing LBP maintenance:</u> The owners of the property are responsible for maintaining the lead-free environment. If, upon annual inspection, the presence of chipping, peeling or cracking paint is identified, EPA-certified personnel must inspect and assess the lead risk in the unit; HUD-qualified workers must stabilize the deteriorated paint; and an EPA-certified person must perform clearance testing. <p>* NOTE: Exhibits referred to in the LBP requirements may be found in the current HOME Administration Manual.</p> <p>Please contact HOME program staff if you have questions about these requirements (406/841-2820).</p>
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<p>C. Property receiving more than \$25,000 per unit for rehabilitation work</p>	<ol style="list-style-type: none"> 1) <u>Notification:</u> <ol style="list-style-type: none"> a) Grantees must supply occupants with lead information pamphlet and document delivery. See Exhibits 2-U* and 2-V*. b) Grantees must notify owners of defective paint surfaces. c) Owners must disclose presence of LBP to current and prospective homebuyers/occupants. See Exhibit 2-T*. 2) <u>Paint Testing:</u> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection.ⁱ 3) <u>Risk Assessment:</u> A Risk Assessment by an EPA-certified LBP Risk Assessor is required.ⁱ 4) <u>Abatement (Removal) of LBP hazards:</u> <ol style="list-style-type: none"> a) Rehabilitation will include <u>mandatory abatement</u> of all LBP. b) EPA-certified persons must do all work. EPA-certified Inspectors, Risk Assessors, Supervisors and Workers are the only persons who may do work on a project involving greater than \$25,000 worth of rehabilitation on a unit.ⁱ Note: A HUD-qualified worker may do the abatement work, but an EPA-certified supervisor <i>must</i> be on the work site <i>at all times</i>.ⁱⁱ 5) <u>Clearance:</u> The LBP abatement work area must be cleared to assure it is safe for occupancy. An EPA-certified Risk Assessor or Clearance Technician must do the clearance.ⁱ 6) <u>Notification:</u> Owners, occupants and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. 7) <u>Ongoing LBP maintenance:</u> The property owners are responsible for maintaining a lead-free environment. If, upon annual inspection, the presence of chipping, peeling or cracking paint is identified, EPA-certified personnel must inspect and assess the lead risk in the unit; HUD-certified workers must stabilize the deteriorated paint; and an EPA-certified person must perform clearance testing. <p>* NOTE: Exhibits referred to in the LBP requirements may be found in the current HOME Administration Manual.</p> <p>Please contact HOME program staff if you have questions about these requirements (406/841-2820).</p>
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ⁱ To be considered an EPA-certified inspector, assessor, clearance technician or supervisor, one must complete a weeklong training course and successfully pass the EPA-administered exam.

ⁱⁱ HUD-certified workers must complete an eight-hour, HUD-sponsored lead safety training program. Contact your HOME Program Officer for current information on HUD training, or go to: <http://www.leadsafetraining.org/>

*** NOTE: Exhibits referred to in the LBP requirements may be found in the current HOME Administration Manual.**